

On the Instruction of Barclays Bank

LEASEHOLD INTEREST

EASTCOTE, 199 Field End Road, London HA5 1RA



Key Features

- Consent for various uses
- Flexible lease terms available

Viewing

By appointment via this office:

Adam Caplan

t: + 44 20 7182 2650

e: adam.caplan@cbre.com

CBRE Limited

Henrietta House, Henrietta Place
London W1G 0NB

www.cbre.co.uk/retail

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Location

Eastcote is a suburban area situated within the London Borough of Hillingdon. Adjoining suburbs include Pinner, Ruislip and Rayners Lane. Eastcote underground station is situated in Zone 5 of the Metropolitan line.

The subject premises are situated approximately halfway down Field End Road, which is the sole retail parade in Eastcote. There is a good mix of local and national retailers, including **Boots, Costa, Tesco Express** and **Lidl**.

Description

The bank comprises a ground floor retail banking hall, first floor ancillary and staff rooms and a basement strong room and book room.

There is a small yard to the rear of the branch used for parking.

Accommodation

Basement	39 sq m	419 sq ft
Ground Floor	106 sq m	1,146 sq ft
First Floor	77 sq m	834 sq ft
Total	222 sq m	2,399 sq ft

Tenure

The property is held on an existing FRI lease due to expire 26/03/2027 at a passing rent of **£25,000** per annum exclusive, with a break option scheduled for 26/03/2022 and a rent review scheduled 29/09/2019. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of **£25,000** pa.

Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £20,000 and the rates payable are £9,600. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

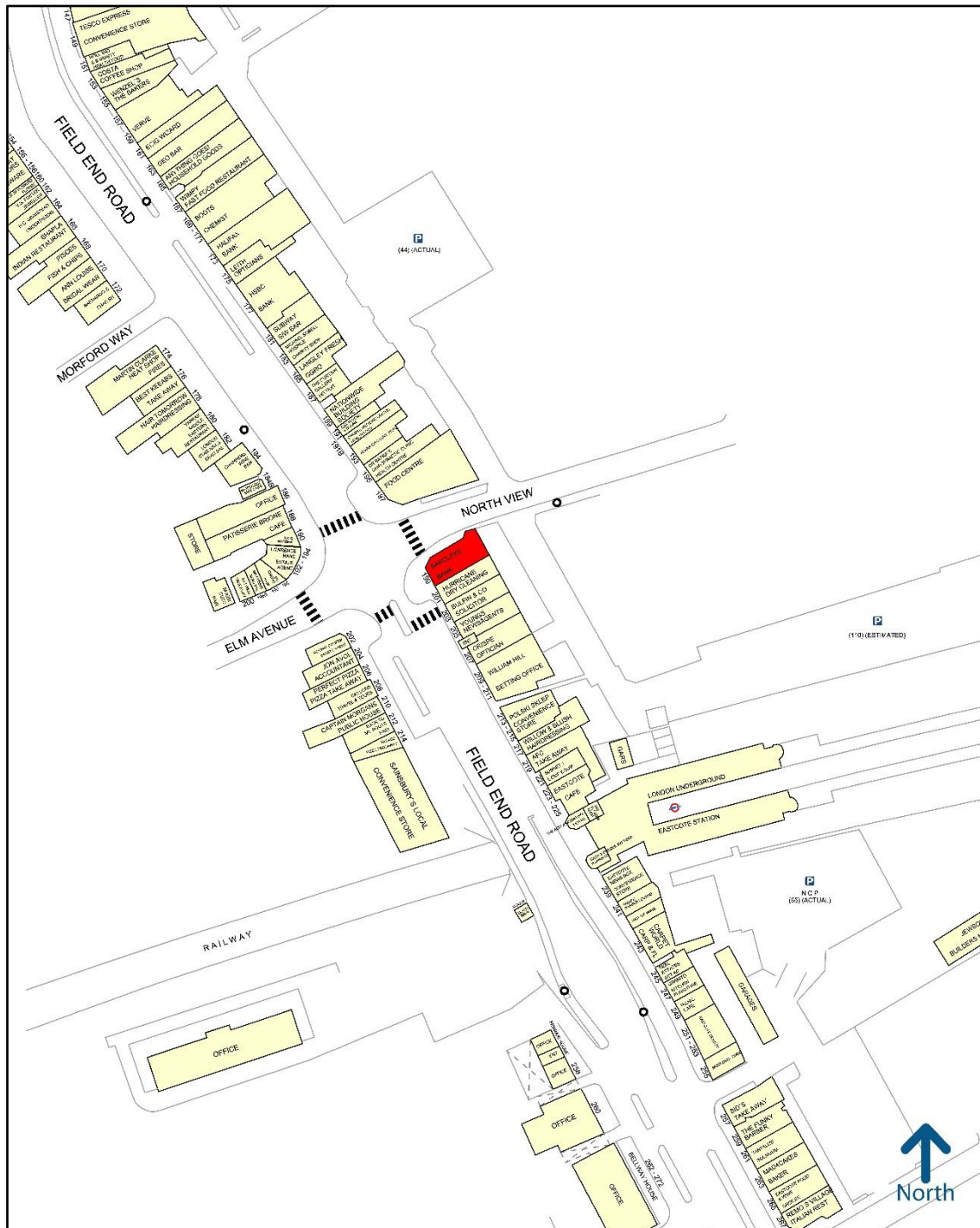
EPC

An EPC can be made available upon request.

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Not to scale.

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